



## Legislation Details (With Text)

<b>File #:</b>	23-0216	<b>Version:</b>	4	<b>Name:</b>	
<b>Type:</b>	Ordinance	<b>Status:</b>		Passed	
<b>File created:</b>	3/22/2023	<b>In control:</b>		* Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council	
<b>On agenda:</b>	5/2/2023	<b>Final action:</b>		5/2/2023	
<b>Title:</b>	Subject: Covid-19 Eviction Moratorium Phase-Out And Amendments To The Just Cause Ordinance From: Council President Fortunato Bas And President Pro Tempore Kalb Recommendation: Adopt An Ordinance Establishing A Timeline For Termination Of The Moratorium On Residential Evictions, Rent Increases, And Late Fees Enacted In Response To The Covid-19 Pandemic (Ordinance Nos. 13589 C.M.S., 13594 C.M.S., 13606 C.M.S.); And Amending The Just Cause For Eviction Ordinance To: (1) Permanently Codify Certain Protections Established By The Moratorium; (2) Prohibit Evictions Based On Non-Payment Of Rent Where The Amount Demanded Is Less Than One Month Of Hud Fair Market Rent; (3) Require Landlords To Demonstrate Substantial Damage Before Evicting Tenants For Breach Of Lease; (4) Conform Occupancy Limitations To State Law; (5) Limit Evictions Of Resident Managers With Pre-Existing Tenancies; And (6) Make Other Non-Substantive Clarifying Amendments				
<b>Sponsors:</b>	Nikki Fortunato Bas, Dan Kalb				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. View Report, 2. View Legislation, 3. View Supplemental Presentation - 4/6/2023, 4. View Supplemental Amendments - 4/12/2023 Bas & Kalb, 5. View Supplemental Amendments - 4/13/2023 Gallo, 6. View Supplemental Report - 4/13/2023, 7. View Supplemental Presentation - 4/13/2023, 8. View Supplemental Legislation - 4/13/2023 Bas & Kalb, 9. View Supplemental Legislation - 4/21/2023, 10. View Revised Supplemental Legislation - 4/24/2023, 11. 13737 CMS				

Date	Ver.	Action By	Action	Result
5/2/2023	4	* Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council	Approved for Final Passage	Pass
4/18/2023	4	* Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council	Approved As Amended On Introduction and Scheduled for Final Passage	Pass
4/13/2023	4	*Rules & Legislation Committee	Approved as Amended the Recommendation of Staff, and Forward	
4/11/2023	1	*Special Community & Economic Development Committee	Approved as Amended the Recommendation of Staff, and Forward	
3/23/2023	1	*Rules & Legislation Committee	Scheduled	

**Subject:** Covid-19 Eviction Moratorium Phase-Out And Amendments To The Just Cause Ordinance  
**From:** Council President Fortunato Bas And President Pro Tempore Kalb  
**Recommendation:** Adopt An Ordinance Establishing A Timeline For Termination Of The Moratorium On Residential Evictions, Rent Increases, And Late Fees Enacted In Response To The Covid-19 Pandemic (Ordinance Nos. 13589 C.M.S., 13594 C.M.S., 13606 C.M.S.); And Amending The Just Cause For Eviction Ordinance To: (1)

**Permanently Codify Certain Protections Established By The Moratorium; (2) Prohibit Evictions Based On Non-Payment Of Rent Where The Amount Demanded Is Less Than One Month Of Hud Fair Market Rent; (3) Require Landlords To Demonstrate Substantial Damage Before Evicting Tenants For Breach Of Lease; (4) Conform Occupancy Limitations To State Law; (5) Limit Evictions Of Resident Managers With Pre-Existing Tenancies; And (6) Make Other Non-Substantive Clarifying Amendments**